(1)

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2677269

Return to:

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value for this transfer, whichever is greater, is $310,000.00

Affiant

Subscribed and sworn to me, this the 31st day of May, 2016

Notary Public

My commission expires: 2-4-2019

Property Address:	Property owner and mail tax bills to:	Parcel ID:
4845 Corning Drive NASHVILLE, TN 37211	Daniel & Ashley Kendrick 4845 Corning Drive Nashville, TN 37211	147-02-0 Parcel 130.00

THIS INDENTURE is made effective the 31st day of May, 2016, by **Kendrick Rafael Edwards and Rebecca Anne Miller Edwards**, husband and wife, First Parties, for the purpose of conveying the premises described herein to Daniel P. Kendrick and wife, Ashley E. Kendrick, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Elysian Park, as of record in Book 2331 (erroneously referenced in prior deed as Book 233) Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kendrick Rafael Edwards and Rebecca Anne Miller Edwards, husband and wife, by Warranty Deed from Lex Lipsitz, unmarried, dated June 20, 2014, of record in Instrument No. 20140626-0056094, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, the Plan of record in Plat Book 2331, Page 32 in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20160046388 DEEDWARR
Recvd: 06/02/16 09:54 2 pgs
Fees:13.00 Taxes:1147.00
20160602-0055460

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2016, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Kendrick Rafael Edwards

Rebecca Anne Miller Edwards

STATE OF TENNESSEE)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Kendrick Rafael Edwards**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 5 day of March, 2016

NOTARY PUBLIC

My Commission Expires:
05/08/2018

YESENIA CORDERO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05/08/2018

STATE OF TENNESSEE)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Rebecca Anne Miller Edwards**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 5 day of March, 2016

NOTARY PUBLIC

My Commission Expires:
05/08/2018

YESENIA CORDERO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05/08/2018

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.